

Index of Memoranda
Z-10030-2025
Casey Rosedale Zoning Map Amendment with Schematic Development Plan

Joint Public Hearing: October 20, 2025

Planning Commission Recommendation: December 3, 2025

Mayor & City Council Policy Discussion: January 5, 2025

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| 1 | Zoning Map Amendment Application |
| 2 | Request and Justification Statement-Initial Submission 4.15.25 |
| 3a-l | Schematic Development Plan-Initial Submission 4.15.25 |
| 4a-e | Preliminary Subdivision Plan-Initial Submission 4.15.25 |
| 5a-i | Preliminary Landscape & Lighting Plan-Initial Submission 4.15.25 |
| 6a-g | Preliminary Forest Conservation Plan-Initial Submission 4.15.25 |
| 7a-o | Supporting Exhibits-Initial Submission 4.15.25 |
| 8a-f | Fire Access Plan Set-Initial Submission 4.15.25 |
| 9a-j | Retaining Wall Plan-Initial Submission 4.15.25 |
| 10 | Approved Natural Resources Inventory ENV-9609-2023 & ENV-9654-2023 |
| 11 | Tree Removal Variance Request ENV-10050-2025-Initial Submission 4.15.25 |
| 12 | Floor Plans-Initial Submission 4.15.25 |
| 13 | Affordable Housing Waiver Request |
| 14 | Design Guidelines-Initial Submission 4.15.25 |
| 15 | Noise Study |
| 16 | Boundary Survey |
| 17 | Request and Justification Statement-2 nd Submission 6.7.25 |
| 18a-l | Schematic Development Plan-2 nd Submission 6.7.25 |
| 19a-e | Preliminary Subdivision Plan-2 nd Submission 6.7.25 |
| 20a-i | Preliminary Landscape & Lighting Plan-2 nd Submission 6.7.25 |
| 21a-g | Preliminary Forest Conservation Plan-2 nd Submission 6.7.25 |
| 22a-s | Supporting Exhibits-2 nd Submission 6.7.25 |
| 23a-f | Fire Access Plan Set-2 nd Submission 6.7.25 |
| 24a-k | Retaining Wall Plan-2 nd Submission 6.7.25 |
| 25 | Tree Removal Variance Request ENV-10050-2025-2 nd Submission 6.7.25 |
| 26 | Floor Plans-2 nd Submission 6.7.25 |
| 27 | Design Guidelines-2 nd Submission 6.7.25 |
| 28 | Applicant's Comment Response Letter 6.6.25 |
| 29 | WSSC Comments |
| 30 | SHA Comments |
| 31 | Utility Will Serve Letters |
| 32 | Preliminary Utility Approvals |
| 33a-l | Schematic Development Plan-3 rd Submission 7.22.25 |
| 34a-e | Preliminary Subdivision Plan-3 rd Submission 7.22.25 |
| 35a-i | Preliminary Landscape & Lighting Plan-3 rd Submission 7.22.25 |
| 36a-g | Preliminary Forest Conservation Plan-3 rd Submission 7.22.25 |

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| 37a-t | Supporting Exhibits-3 rd Submission 7.22.25 |
| 38a-f | Fire Access Plan Set- 3 rd Submission 7.22.25 |
| 39a-h | Retaining Wall Plan-3 rd Submission 7.22.25 |
| 40 | Tree Removal Variance Request ENV-10050-2025-3 rd Submission 7.22.25 |
| 41 | Floor Plans-3 rd Submission 7.22.25 |
| 42 | Design Guidelines-3 rd Submission 7.22.25 |
| 43 | Applicant's Comment Response Letter 7.18.25 |
| 44 | WSSC Comments-Looping Policy |
| 45 | SHA Grading Approval |
| 46 | Rezoning Legal Description |
| 47 | Approved Traffic Impact Study TRF-10047-2025 |
| 48a-l | Schematic Development Plan-4 th Submission 9.12.25 |
| 49a-e | Preliminary Subdivision Plan-4 th Submission 9.12.25 |
| 50a-l | Preliminary Landscape & Lighting Plan-4 th Submission 9.12.25 |
| 51a-g | Preliminary Forest Conservation Plan-4 th Submission 9.12.25 |
| 52a-t | Supporting Exhibits-4 th Submission 9.12.25 |
| 53a-f | Fire Access Plan Set-4 th Submission 9.12.25 |
| 54a-h | Retaining Wall Plan-4 th Submission 9.12.25 |
| 55 | Tree Removal Variance Request ENV-10050-2025-4th Submission 9.12.25 |
| 56 | Floor Plans-4 th Submission 9.12.25 |
| 57 | Design Guidelines-4th Submission 9.12.25 |
| 58 | Applicant's Comment Response Letter 9.11.25 |
| 59 | Environmental Waiver Request ENV-10078-2025 |
| 60 | Correspondence Regarding Affordable Housing Waiver Request |
| 61 | Division of Housing and Community Development Memo |
| 62 | Public Hearing Notifications |
| 63 | Annexation Agreement |
| 64 | 2009 Land Use Element Excerpt |
| 65 | Approved Stormwater Management Plan SWM-10003-2025 |
| 66 | Approved Erosion Sediment Control ESC-10029-2025 |
| ----- <i>Joint Public Hearing October 20, 2025</i> ----- | |
| | https://gaithersburgmd.igmd.com/Citizens/Detail_Meeting.aspx?ID=7754 |
| 67 | Notifications (Continued) |
| 68 | JR Comments |
| 69 | Z-10030-2025/AB-10054-2025 Preliminary Background Report |
| 70 | Applicant's Joint Public Hearing Presentation |
| 71 | Applicant's Joint Public Hearing Response |
| 72 | Applicant's Draft Declaration of Covenants |
| 73 | Request and Justification Statement-5th Submission 11.12.25 |
| 74a-l | Schematic Development Plan- 5th Submission 11.12.25 |
| 75a-e | Preliminary Subdivision Plan- 5th Submission 11.12.25 |
| 76a-l | Preliminary Landscape & Lighting Plan- 5th Submission 11.12.25 |
| 77a-g | Preliminary Forest Conservation Plan- 5th Submission 11.12.25 |
| 78a-t | Supporting Exhibits- 5th Submission 11.12.25 |

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| 79a-g | Fire Access Plan Set- 5th Submission 11.12.25 |
| 80a-h | Retaining Wall Plan- 5th Submission 11.12.25 |
| 81 | Floor Plans- 5th Submission 11.12.25 |
| 82 | Applicant's Comment Response Letter |
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